



Office Spaces for Lease

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Colliers

11225 SE 6th St., Suite 240
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Puget Square Business Park

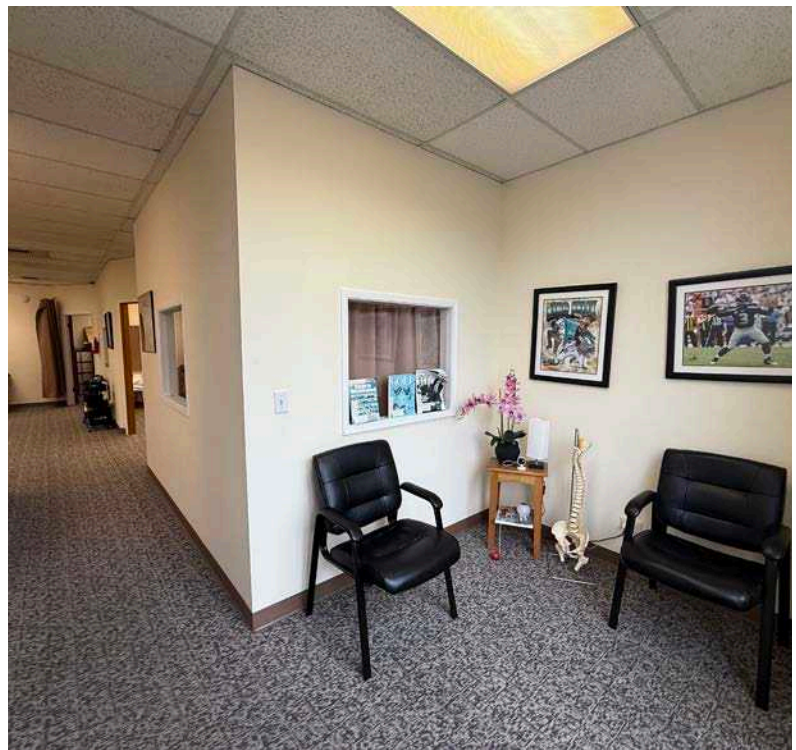
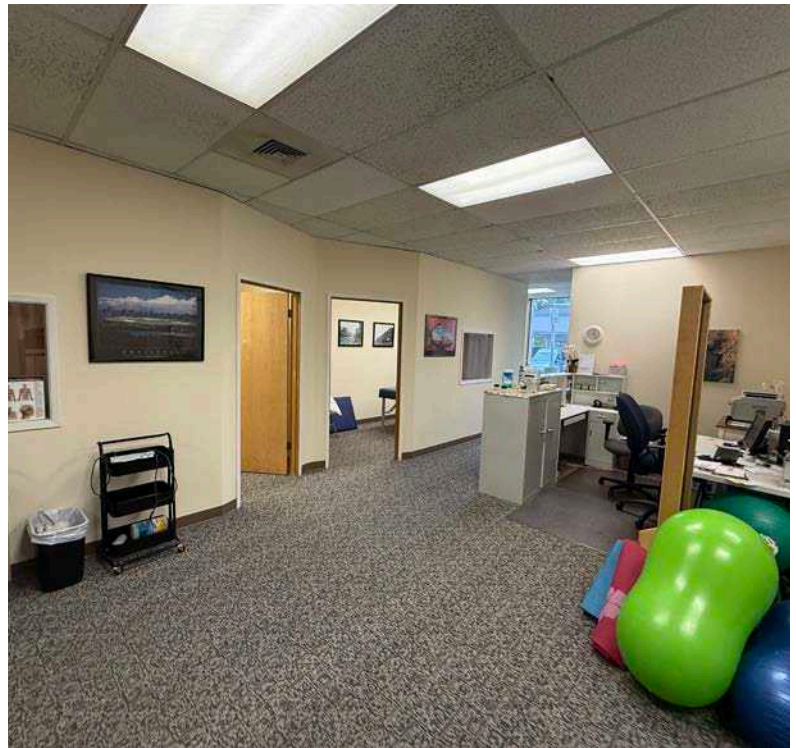
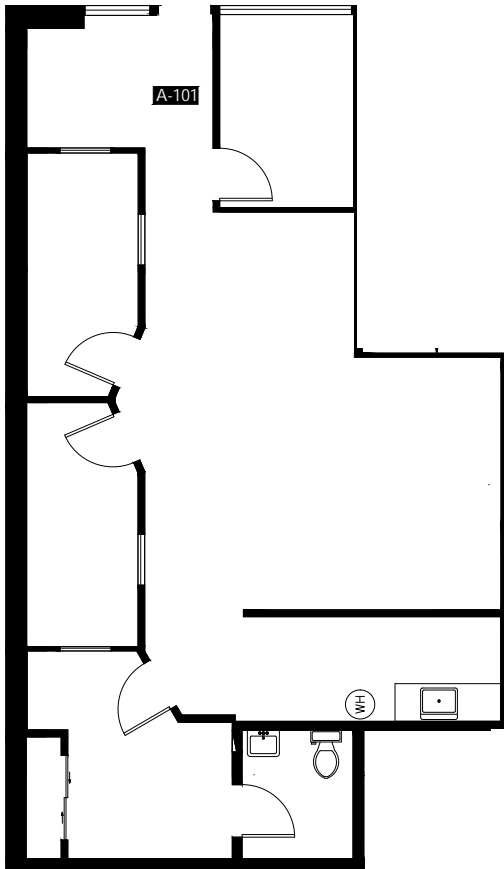
12811 - 8th Ave. W • Everett WA 98204

Property Highlights

- **Building A** Suite 101: ±1,180 SF
Suite 205: ±1,860 SF
- **Building B** Suite 203: ±900 SF
- **Building D** Suite 101/102: ±1,123 SF
- Asking Rental Rate: \$16.00/SF/Year, NNN (est. \$9.50/SF/Year)
- **Tenant Incentive: one month of base rent abatement for each year of lease term (limited to 5 years, subject to final deal terms)**
- Highly flexible suites that accommodate medical office, retail, and traditional office uses
- Improvement allowance available for qualified tenants
- Signage opportunity on 128th St. SW (20,000 vehicles per day)
- Easy access to I-5 and neighboring amenities including Starbucks, Safeway, and numerous restaurants and professional services

Building A - Suite 101

- ±1,180 SF
- Three private offices
- Reception
- Highly functional open bull pen
- In-suite restroom
- Available with 30 days' notice
- **Monthly Base Rent: \$1,573.33**
- **Monthly NNN: \$934.17**
- **Total Monthly Rent: \$2,507.50**



Furniture & other personal property items are not included/available.



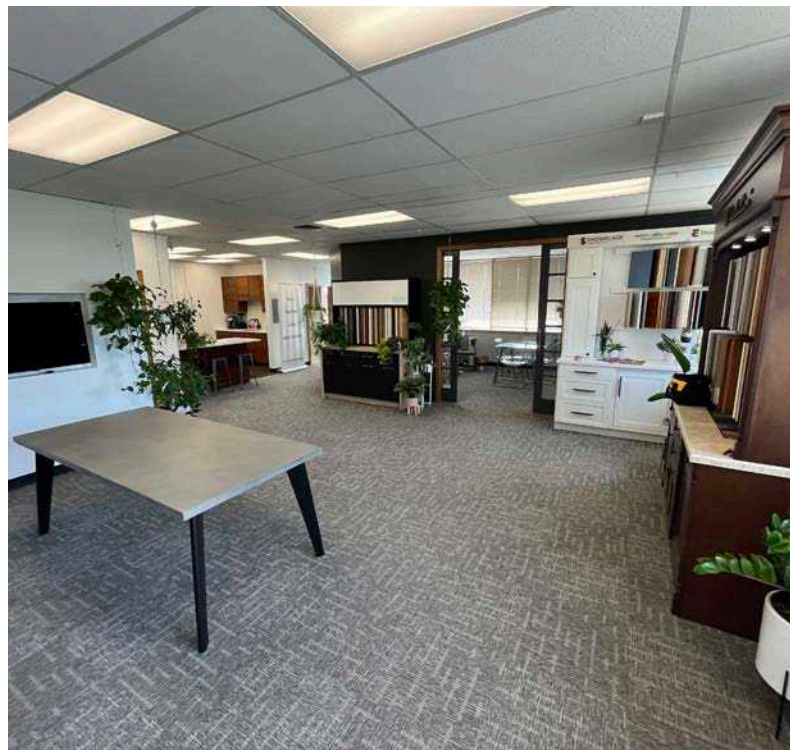
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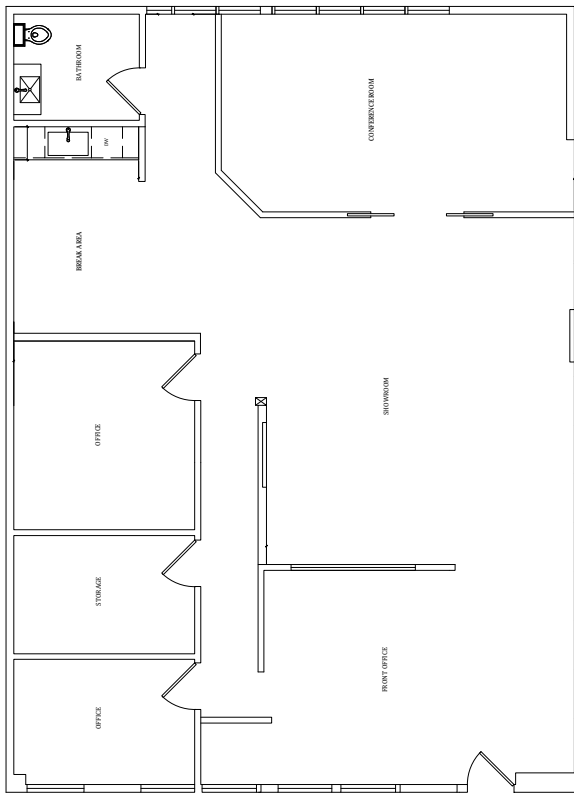
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Building A - Suite 205

- ±1,860 SF
- Two private offices
- Conference room
- Reception
- Storage room
- In-suite restroom
- Available immediately
- Monthly Base Rent: \$2,480.00
- Monthly NNN: \$1,472.50
- Total Monthly Rent: \$3,952.50



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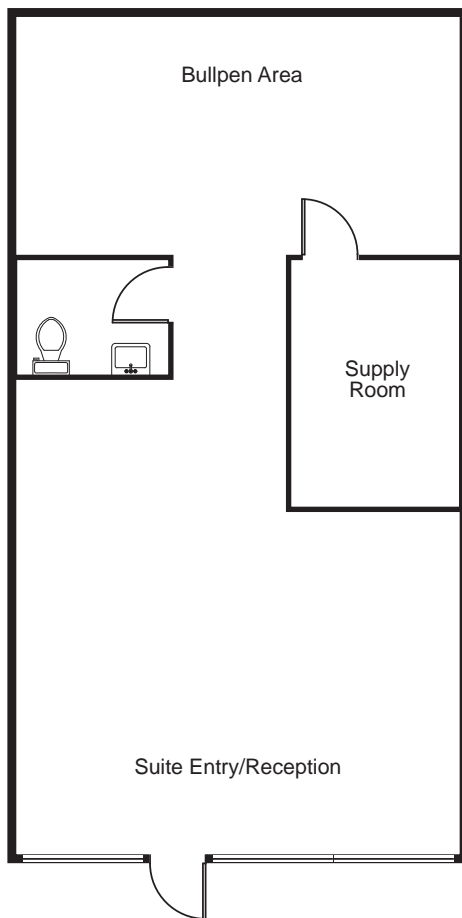
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Building B- Suite 203

- ±900 SF
- Supply room/small private office
- Highly functional open layout
- In-suite restroom
- Available immediately
- Monthly Base Rent: \$1,200.00
- Monthly NNN: \$712.50
- Total Monthly Rent: \$1,912.50



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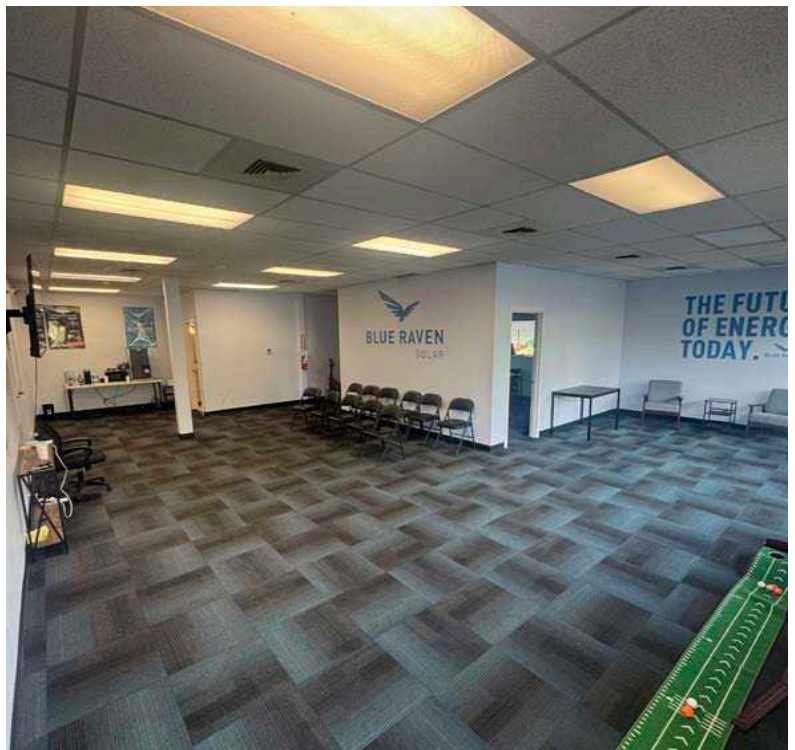
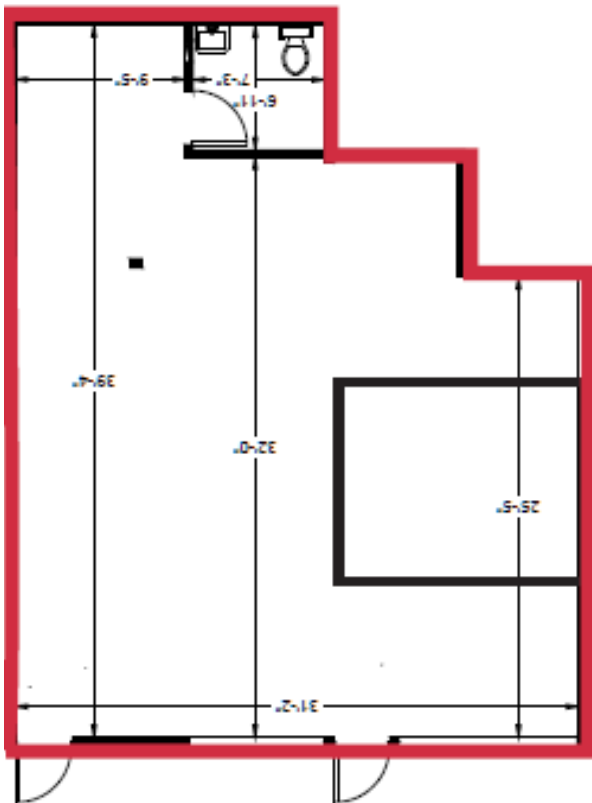
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Building D- Suite 101/102

- ±1,123 SF
- One conference room/large private office
- Kitchenette
- Highly functional open bull pen
- In-suite restroom
- Available immediately
- Monthly Base Rent: \$1,497.33
- Monthly NNN: \$889.04
- Total Monthly Rent: \$2,386.38



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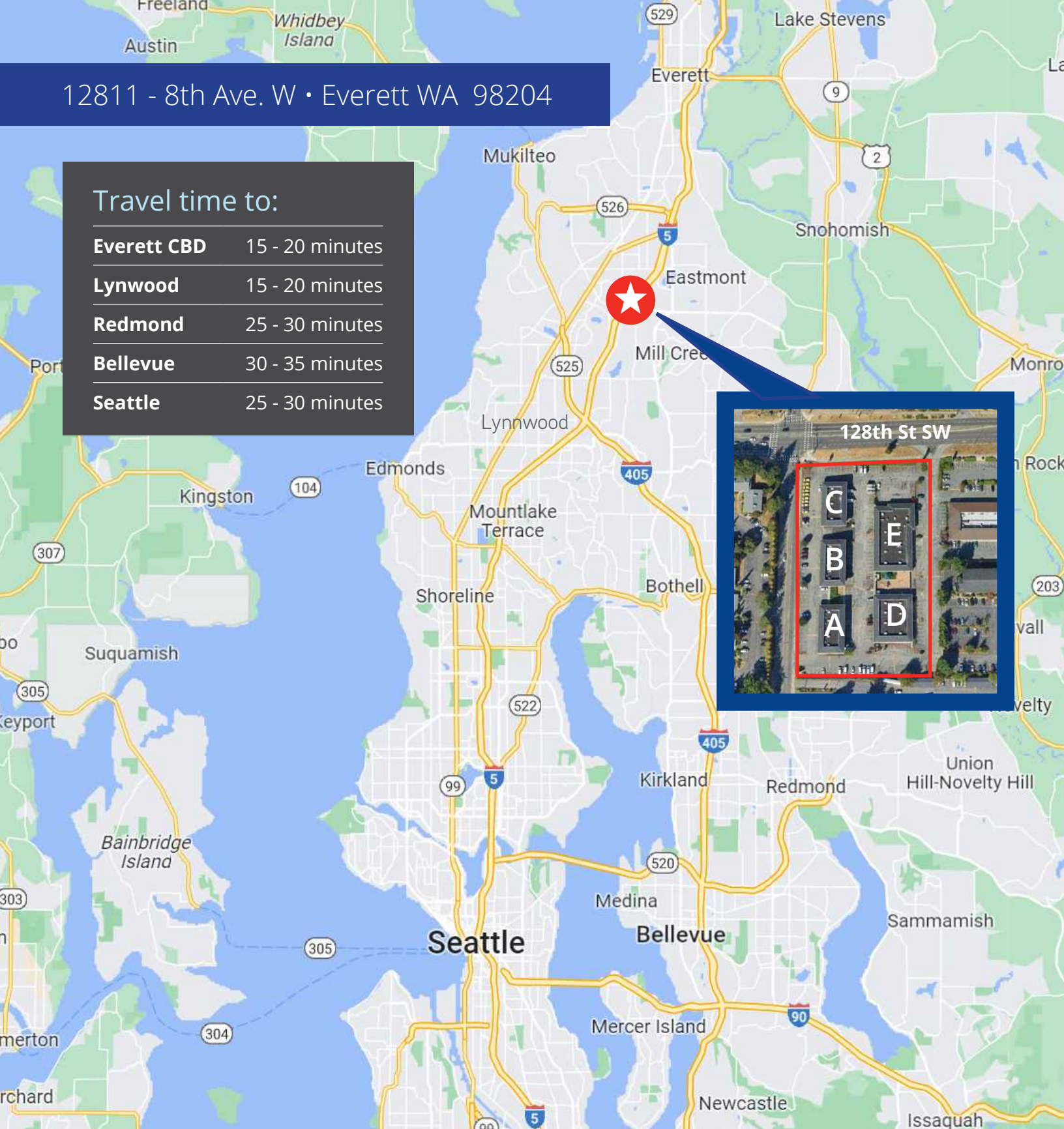
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Travel time to:

Everett CBD	15 - 20 minutes
Lynwood	15 - 20 minutes
Redmond	25 - 30 minutes
Bellevue	30 - 35 minutes
Seattle	25 - 30 minutes



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